

SURF PINES ASSOCIATION NEWSLETTER

Your Surf Pines Association Board plans to make more of an effort to acquaint the homeowners of Surf Pines with the activities of the Association through an occasional newsletter.

One of the major concerns of this year has been the zone change story which was first initiated with the County Planning Commission in May, '77. Our goal was to change the R-1 restrictions which we now have to a set of revised restrictions which, among other basic changes, would establish the septic tank lot size to one acre in contrast to the present 10,000 sq. ft. Smaller lots already established and platted would not be limited by these revised restrictions. Our concern was the 200 plus acres in the Surf Pines area that could bring sewers if builder-developers were allowed to develop the area based on the current allowable rate of 4.3 houses per acre. (The State restriction that presently limits building to one house per acre is not a permanent set of rules and probably will be changed.) The potential density of homes could tax our water system beyond its capacity, effect the quality of our water supply, and increase our future population to a point that we could exceed the size of Gearhart. That kind of growth was never a part of the dream of the original developer of Surf Pines.

To date, we've experienced the following series of events:

May, '77--Zone change request was made to the County Planning Commission.

December, '77--First opportunity to meet with the Planning Commission but the zone discussion was postponed. The business of this meeting involved the establishment of the concept of a special zone which was called CBR (Coastal Beach Residential Zone)--a zone for which we would be able to apply for if it was approved. This zone was in harmony with our original zone request.

January, '78--again postponed by the Planning Commission for more time to study.

February, '78--The Planning Commission denied the concept of a CBR zone in spite of the fact that Surf Pines nor any other area in Clatsop County would not be zoned CBR as a result of this action.

March, '78--We appealed the CBR concept to the County Commissioners who approved that such a zone could be available in Clatsop County.

May, '78--Back to the Planning Commission. This time we could ask for a specific zone change called CBR since such a zone concept now existed. Again they postponed for more study, with the request that a poll be taken by the County to determine the actual desires of the residents of the Surf Pines area.

June, '78--In spite of the fact that recipients of ballots were landowners as far away as Hiway 101--definitely not in Surf Pines--and address lists dated in July, '77 was used (which would not include the many home ownership changes in past months), the results of the ballot was almost three to one in favor of the Associations desires. The real estate fraternity of Clatsop County headed by Manion of Oregon Coast Realty and Kent Price, and their attorney, prevailed on the Commission to deny the zone change.

At this time, prior to our plans to appeal this decision to the County Commissioners, we must again go before the Planning Commission on July 11th while they consider the ordinance relating to the proposed zone change which they will again more than likely deny, but which allows the Association to appeal the ordinance to the County Commissioners now set for July 26th.

In this long drawn out effort, we recently hired legal counsel, Mr. Donald Burns of Portland, a member of the law firm which Fred Yerke, a homeowner in Surf Pines, is a principal. It became impossible to find a local attorney who did not have a conflict in the form of a local real estate firm as a client.

At this point in time, your Association Board is also considering the issue of Strawberry Hill and that subdivision's desire to become a part of Surf Pines. Since the Board has not seen the final agreement being negotiated by our President, Dan Williamson, we cannot report any final decision.

A special thank you is due Rose Peterson who organized and completed the CBR petition drive to inform our County Commissioners that Surf Pines residents are in harmony with the zone change to CBR. Over 150 signatures were obtained. No small effort on the part of Rose.

Please attend, if at all possible, the County Commission meeting on July 26th...

and the Association annual meeting on August 26th...

--Your Association Board